



CITY OF ALBANY
HUMAN RESOURCES
CITY HALL, ROOM 301
ALBANY, NEW YORK 12207
TELEPHONE (518) 434-5049

KATHY M. SHEEHAN
MAYOR

PEACHIE L. JONES, ESQ.
DIRECTOR OF HUMAN RESOURCES

Notice of Job Opening

Position: Building Services Supervisor

Applicants must meet the requirements outlined in the enclosed job description.

*PLEASE NOTE: This position is in the competitive class and will be filled on a provisional basis pending the outcome of the civil service examination.

Department: Albany Police Department

Number of Vacancies to be filled: 1

Rate of Pay: \$45,196 - \$50,000/year

Schedule: 37.5 hours/week

Application Deadline: 11:59 pm on Thursday, January 14, 2021

All applicants must submit an application online via jobs.albanyny.gov to be considered for the job opening.

Background Check:

The City of Albany will conduct a thorough pre-employment background investigation as part of its consideration of candidates for employment. Applicants must, upon request, provide documentation regarding their educational, employment, criminal, and driving records, and/or authorize the City to obtain those records. Applicants must also provide the necessary fees for the fingerprint processing. -- Background investigation results will be considered pursuant to Corrections Law Article 23-A as well as relevant federal law. A criminal conviction will not necessarily result in disqualification for employment. Rather, such factors as relationship to the job, age at the time of conviction, length of time since conviction(s), the seriousness and nature of the crime, and any rehabilitation will be considered

Residency Requirement: YES

Per City Code § 62-1, all individuals hired by the City of Albany municipal government must be or become residents of the City of Albany within 180 days of hire. Failure to move into the City shall be deemed a voluntary resignation.

The City of Albany is an Equal Opportunity /Affirmative Action Employer.

Posted on Tuesday, December 15, 2020.

BUILDING SERVICES SUPERVISOR

DISTINGUISHING FEATURES OF THE CLASS: Under general supervision of a higher-level administrator, this position performs building maintenance service activities and is responsible for supervising a substantial number of unskilled or semi-skilled building service workers under the department assigned. Responsibility includes the day-to-day management and maintenance of all buildings and other structures used by the Department. Typical building facility projects include, but are not limited to HVAC, plumbing, bathroom renovations, interior and exterior building lighting, elevators, electrical service and power distribution, emergency power, windows and doors, finishes and fixtures, masonry, roof, carpentry, fire protection and fire alarm systems, ADA compliance and building code compliance projects. Unique to this position is the ability to plan, coordinate and work closely with the City Engineering Department on building maintenance projects requiring professional assessment of needed repairs, maintenance and major projects.

TYPICAL WORK ACTIVITIES: (Illustrative Only)

- Plans, supervises and inspects all work involved in the maintenance of all department occupied buildings and structures;
- Performs skilled work in masonry, carpentry, electrical or painting operations;
- Assigns personnel and equipment to various crews for the most economical and efficient performance of tasks;
- Reviews and approves employee time records, making alterations or changes as necessary;
- Supervises, participates in and instructs unskilled, semi-skilled and journey-level employees by providing hands on skilled instruction in the repair and maintenance of buildings;
- Submits recommendations on equipment needs and building maintenance projects;
- Prepares reports on routine operations and special projects;
- Supervises all work involved in performance of duties assigned under special projects or programs of a department;
- Enters and retrieves information in an automated information system;
- Performs related work as required.

FULL PERFORMANCE KNOWLEDGE, SKILLS, ABILITIES AND PERSONAL CHARACTERISTICS:

- Good knowledge of modern building and ground maintenance principles, practices and procedures;
- Good knowledge of electrical service in commercial buildings;
- Good knowledge of office terminology, procedures and equipment, including personal computers;

- Ability to monitor the performance of service contracts including building cleaning and sanitation;
- Ability to instruct subordinate employees in departmental practices and to enforce policies;
- Ability to understand and effectively carry out written and oral instructions;
- Ability to undertake special projects and assignments in an efficient and effective manner;
- Ability to maintain records;
- Ability to read and write;
- Ability to interpret and apply property management practices as applicable to federal standards;
- Willingness to respond to emergencies;
- Willingness to work outside in all types of weather and conditions;
- Dependability;
- Good judgment;
- Physical condition commensurate with the demands of the position.

MINIMUM QUALIFICATIONS:

- A. Graduation from a regionally accredited college or university or one accredited by the New York State Board of Regents to grant degrees with a Bachelor's Degree in Engineering or related field and one (1) year paid fulltime experience in building maintenance which MUST have included Heating, Ventilation and Air Condition (HVAC); **OR**
- B. Graduation from a regionally accredited college or one accredited by the New York State Board of Regents to grant degrees with an Associate's Degree in Engineering Technology or a related field and three (3) years of paid fulltime experience in building maintenance which MUST have included HVAC; **OR**
- C. Graduation from high school or possession of an equivalency diploma and five (5) years of satisfactory fulltime paid experience in general labor or construction work, buildings and grounds maintenance, which MUST have included HVAC, three (3) years of which must have been in a supervisory or managerial capacity; **OR**
- D. Any equivalent combination of training and experience as defined by the limits of A, B or C above.

SPECIAL NOTE:

A valid NYS Driver's License is required at the time of appointment and for the duration of employment.

The terms of employment require the use of an employee's vehicle for transportation.

NOTE:

Position may require Saturday, Sunday, and holiday hours and/or work assignments during the day, evening and nights, including emergency situations.

Adopted: 10/27/04

Revised: 11/19/20